HOUSING NOW

Ottawa[1]

Canada Mortgage and Housing Corporation

Date Released: March 2008

New Home Market

Ottawa's Residential Construction Remains Vigorous in February

Total housing starts in the Ottawa Census Metropolitan Area (CMA) increased by 5.7 per cent, reaching 317 units this past month, compared to 300 in February 2007. Year-to-date starts are now up 27 per cent from the total for the first two months of 2007.

The single-detached housing segment posted a 24 per cent increase in February and accounted for 48 per cent of total construction. Even though prices are on the rise home ownership remains within reach for many households as mortgage rates remain low.

Ottawa's condominium apartment activity was very strong, as this market segment accounted for 37

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[1] Ontario part of Ottawa-Gatineau CMA

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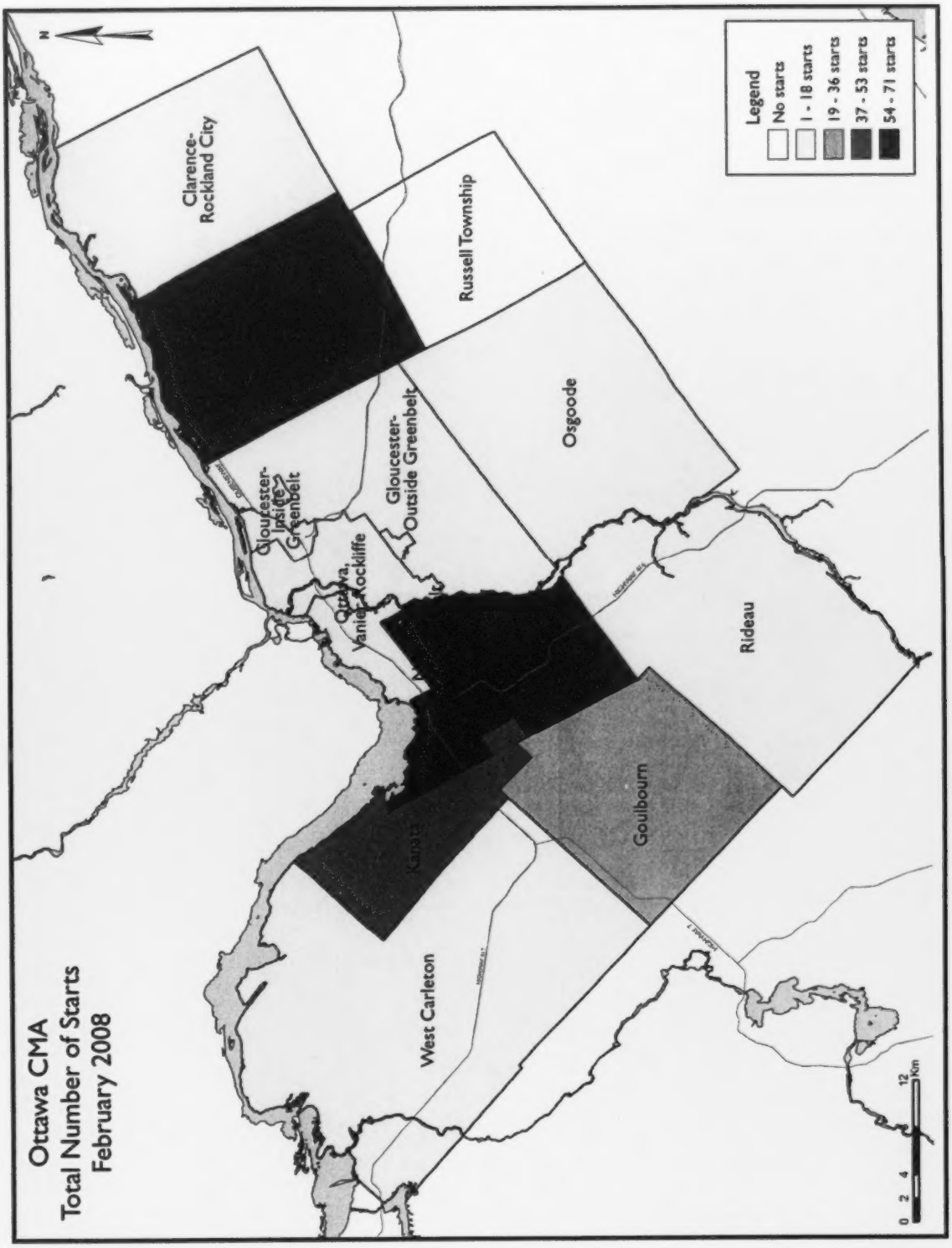
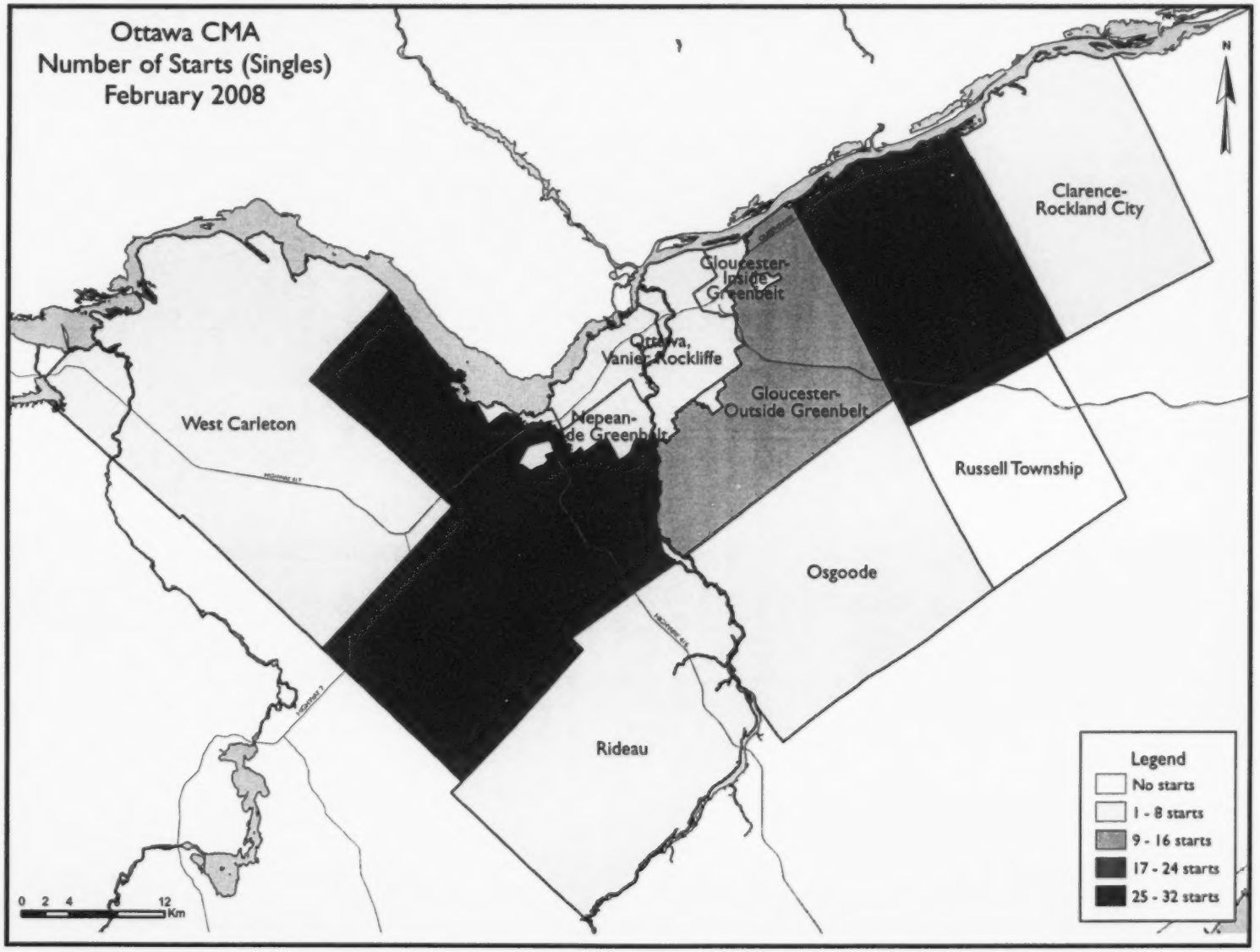
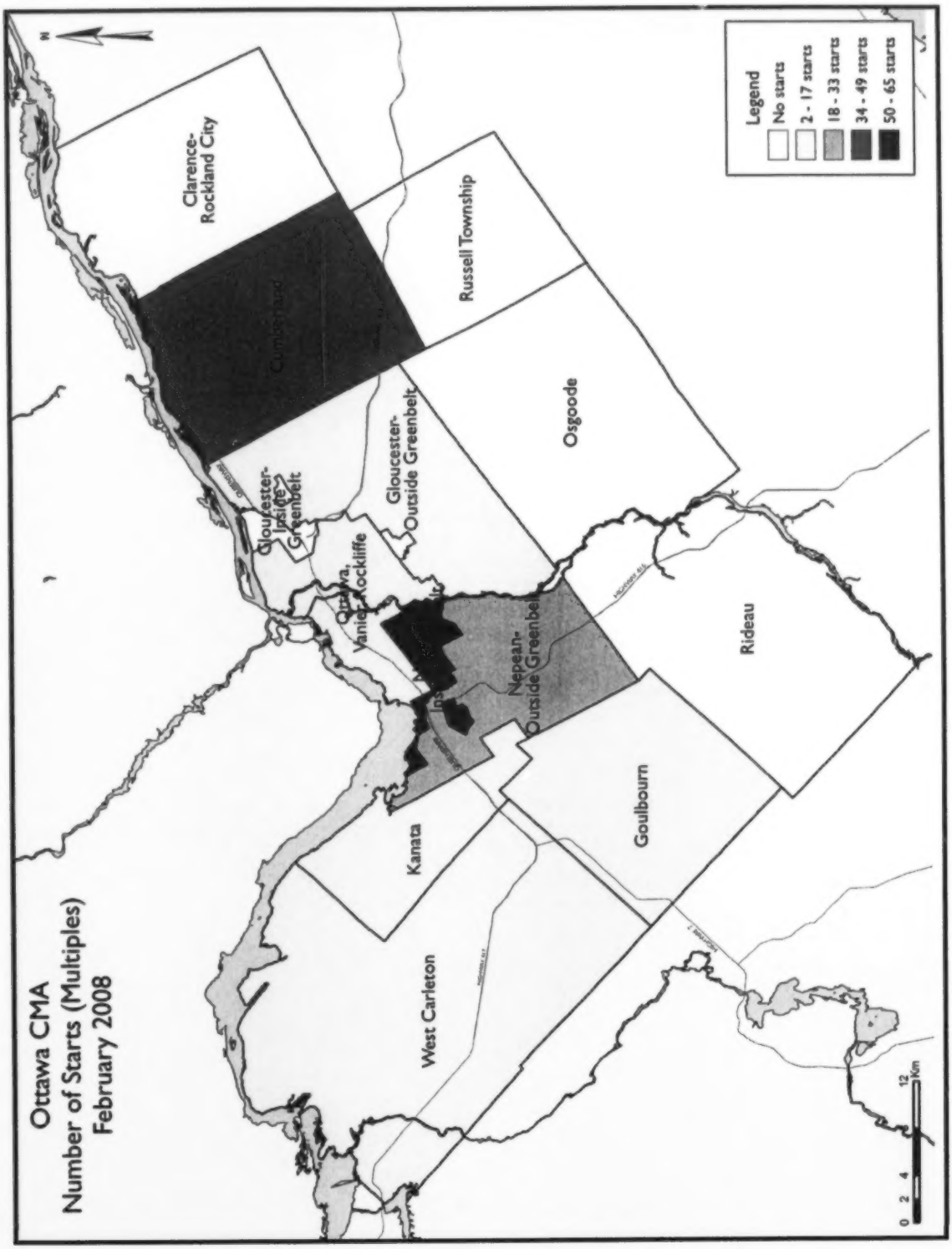
per cent of the total housing activity for the first two months of 2008 and increased by 62 per cent when compared to the previous year.

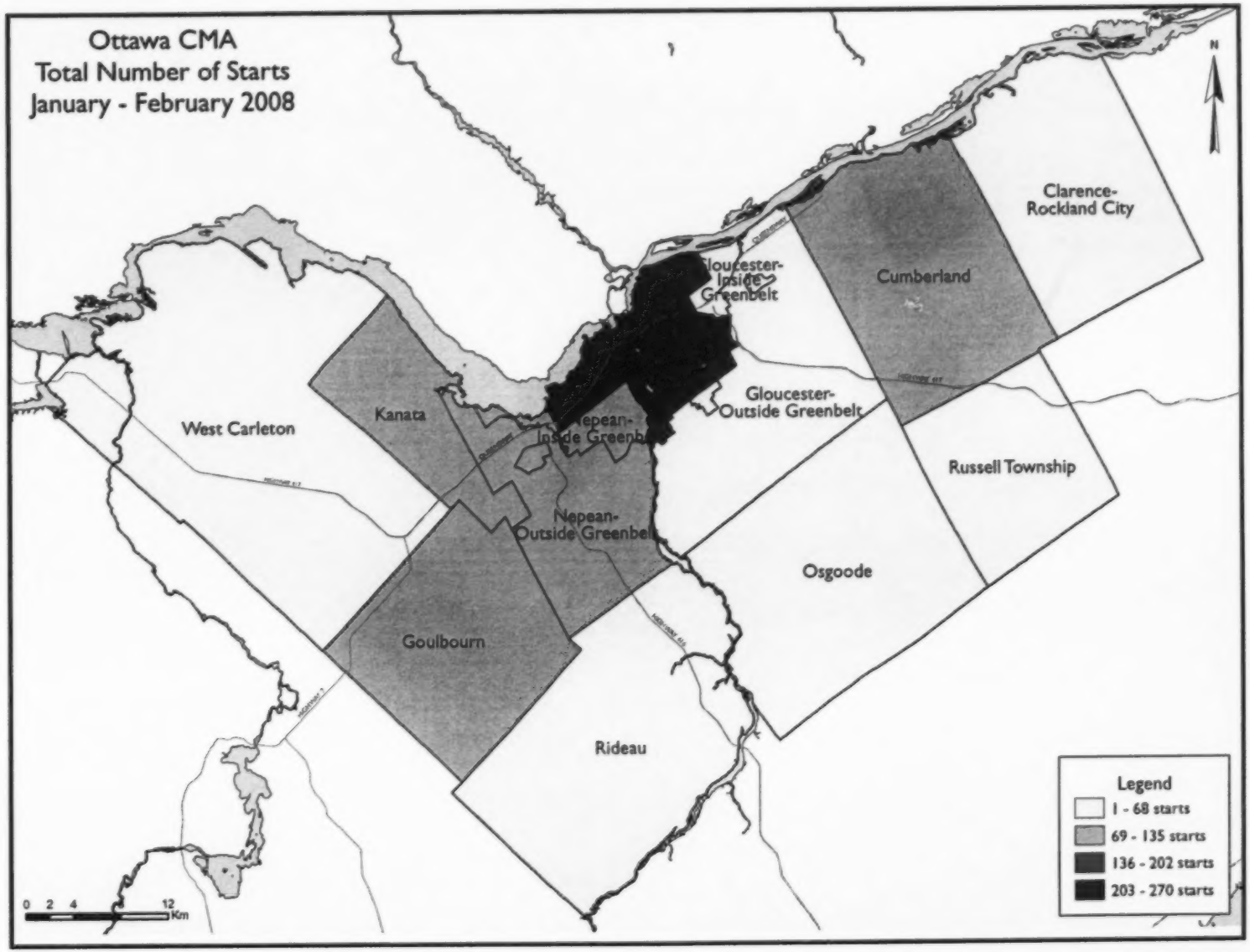
In terms of volume, the region of Nepean positioned itself with the greatest increase in starts, with 38 per cent increase in February when compared to the same month in 2007. Following this trend are Cumberland and Kanata with 22 and 13 per cent increase respectively. In most of the other areas construction either remained stable or declined in relation to February 2007.

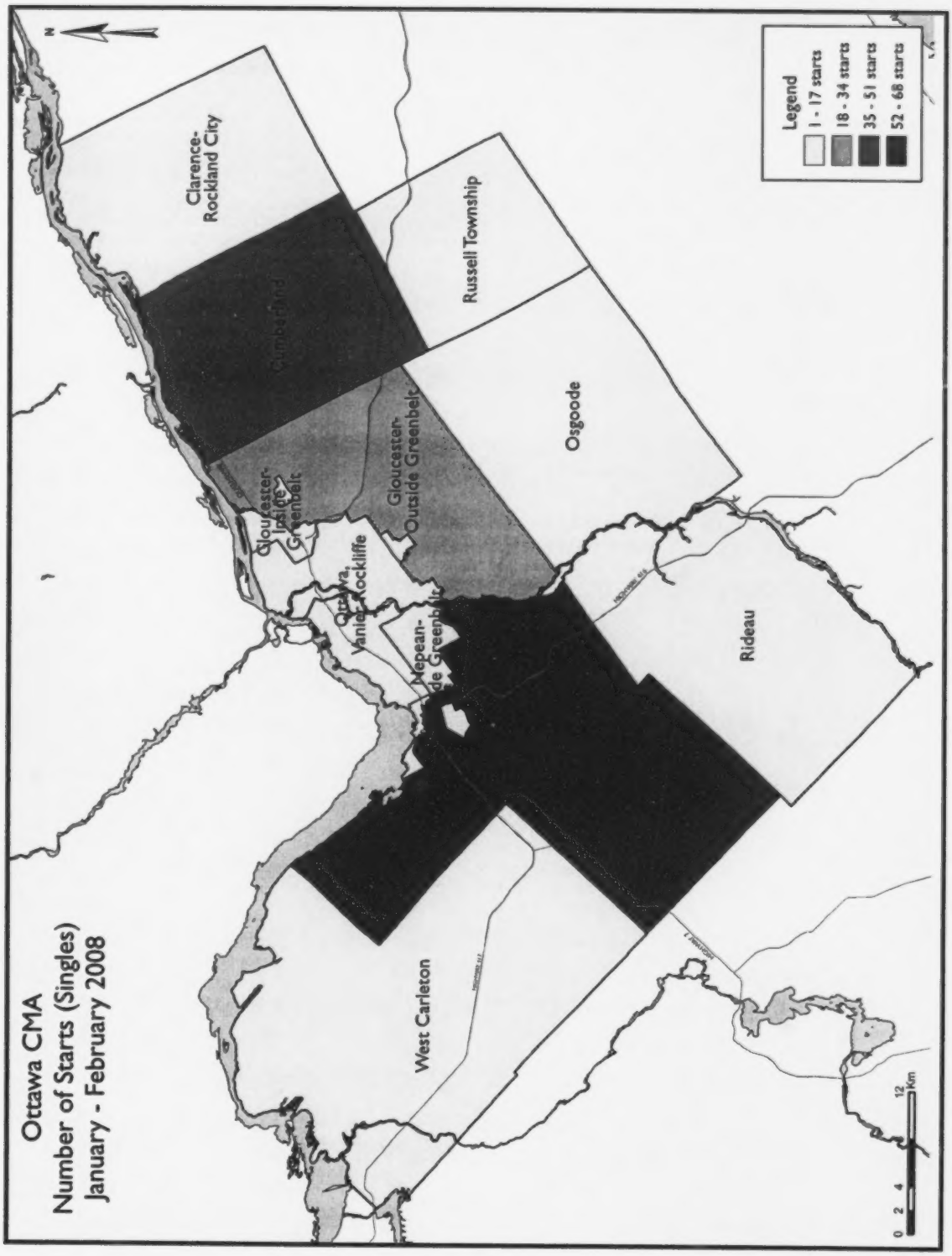
On a year-to-date basis, it was the former municipality of Ottawa that has posted the greatest number of units started at 270 units, closely followed by Nepean with 207 homes started. Out of the total units started in the Old City of Ottawa, 257 were condo apartments.

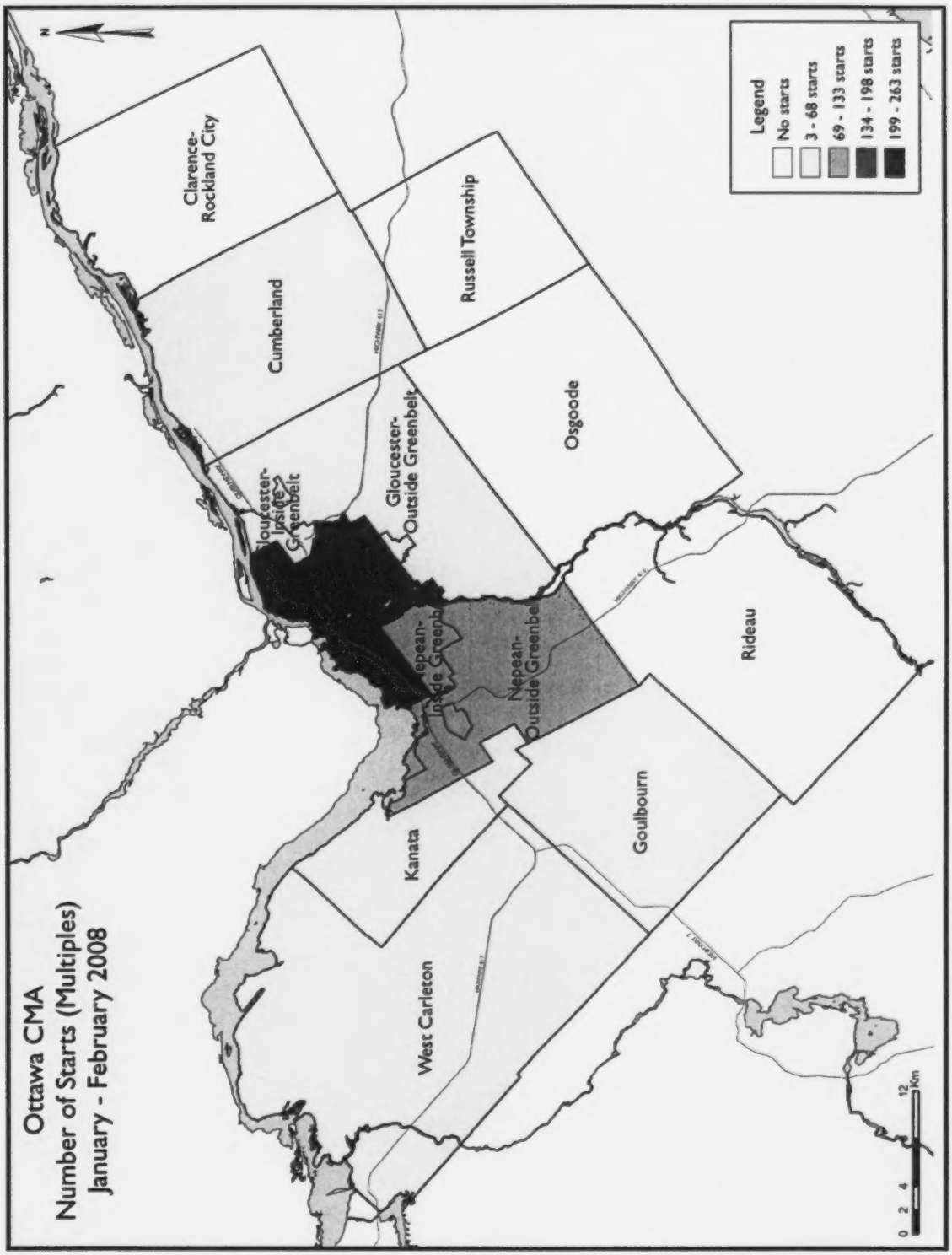

Ottawa CMA
Total Number of Starts
February 2008
Legend
No starts
1 - 18 starts
19 - 36 starts
37 - 53 starts
54 - 71 starts
N
Clarence-Rockland City
Russell Township
Osgoode
Rideau
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockcliffe
Kanata
West Carleton
Goulbourn
0 2 4 12 Km


Ottawa CMA
Number of Starts (Singles)
February 2008
N
Clarence-
Rockland City
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Outside Greenbelt
West Carleton
Nepean-
de Greenbelt
Russell Township
Osgoode
Rideau
Legend
No starts
1 - 8 starts
9 - 16 starts
17 - 24 starts
25 - 32 starts
0 2 4 12
Km


Ottawa CMA
Number of Starts (Multiples)
February 2008
Legend
No starts
2 - 17 starts
18 - 33 starts
34 - 49 starts
50 - 65 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa
Vanier
Rockcliffe
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2 4 12 Km


Ottawa CMA
Total Number of Starts
January - February 2008
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Nepean-
Inside Greenbelt
Nepean-
Outside Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
Legend
1 - 68 starts
69 - 135 starts
136 - 202 starts
203 - 270 starts
0 2 4 12
Km


Ottawa CMA
Number of Starts (Singles)
January - February 2008
Legend
1 - 17 starts
18 - 34 starts
35 - 51 starts
52 - 68 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockcliffe
Nepean-
Rideau
West Carleton
0 2 4 12 Km


Ottawa CMA
Number of Starts (Multiples)
January - February 2008
Legend
No starts
3 - 68 starts
69 - 133 starts
134 - 198 starts
199 - 263 starts
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2 4 12 Km

HOUSING NOW REPORT TABLES

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4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion) February 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2008	152	2	107	0	0	56	0	0	317
February 2007	123	30	94	0	0	23	0	30	300
% Change	23.6	-93.3	13.8	n/a	n/a	143.5	n/a	-100.0	5.7
Year-to-date 2008	292	8	214	0	0	305	0	0	819
Year-to-date 2007	232	40	183	0	0	158	0	30	643
% Change	25.9	-80.0	16.9	n/a	n/a	93.0	n/a	-100.0	27.4
UNDER CONSTRUCTION									
February 2008	1,713	150	1,189	0	70	1,767	24	210	5,123
February 2007	1,255	197	808	0	42	1,733	75	53	4,163
% Change	36.5	-23.9	47.2	n/a	66.7	2.0	-68.0	**	23.1
COMPLETIONS									
February 2008	167	22	93	0	12	20	0	0	314
February 2007	148	16	94	0	0	48	0	0	306
% Change	12.8	37.5	-1.1	n/a	n/a	-58.3	n/a	n/a	2.6
Year-to-date 2008	418	38	180	0	15	44	2	0	697
Year-to-date 2007	345	34	204	0	0	64	6	0	653
% Change	21.2	11.8	-11.8	n/a	n/a	-31.3	-66.7	n/a	6.7
COMPLETED & NOT ABSORBED									
February 2008	33	7	74	0	5	210	4	18	351
February 2007	57	27	62	0	10	80	4	52	292
% Change	-42.1	-74.1	19.4	n/a	-50.0	162.5	0.0	-65.4	20.2
ABSORBED									
February 2008	165	20	99	0	14	26	0	0	324
February 2007	148	19	98	0	1	42	0	0	308
% Change	11.5	5.3	1.0	n/a	**	-38.1	n/a	n/a	5.2
Year-to-date 2008	421	46	201	0	18	59	1	2	748
Year-to-date 2007	347	31	206	0	2	63	5	4	658
% Change	21.3	48.4	-2.4	n/a	**	-6.3	-80.0	-50.0	13.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
February 2008	147	2	107	0	0	56	0	0	312
February 2007	114	30	94	0	0	23	0	30	291
Ottawa, Vanier, Rockcliffe									
February 2008	2	0	0	0	0	8	0	0	10
February 2007	3	2	4	0	0	23	0	0	32
Nepean inside greenbelt									
February 2008	1	0	17	0	0	48	0	0	66
February 2007	0	16	0	0	0	0	0	0	16
Nepean outside greenbelt									
February 2008	32	0	23	0	0	0	0	0	55
February 2007	27	0	24	0	0	0	0	0	51
Gloucester inside greenbelt									
February 2008	2	0	0	0	0	0	0	0	2
February 2007	1	0	0	0	0	0	0	30	31
Gloucester outside greenbelt									
February 2008	16	2	0	0	0	0	0	0	18
February 2007	25	6	4	0	0	0	0	0	35
Kanata									
February 2008	26	0	15	0	0	0	0	0	41
February 2007	8	0	14	0	0	0	0	0	22
Cumberland									
February 2008	30	0	41	0	0	0	0	0	71
February 2007	14	0	43	0	0	0	0	0	57
Goulbourn									
February 2008	27	0	8	0	0	0	0	0	35
February 2007	26	6	5	0	0	0	0	0	37
West Carleton									
February 2008	4	0	3	0	0	0	0	0	7
February 2007	4	0	0	0	0	0	0	0	4
Rideau									
February 2008	1	0	0	0	0	0	0	0	1
February 2007	2	0	0	0	0	0	0	0	2
Osgoode									
February 2008	6	0	0	0	0	0	0	0	6
February 2007	4	0	0	0	0	0	0	0	4
Clarence-Rockland City									
February 2008	5	0	0	0	0	0	0	0	5
February 2007	6	0	0	0	0	0	0	0	6
Russell Township									
February 2008	0	0	0	0	0	0	0	0	0
February 2007	3	0	0	0	0	0	0	0	3
Ottawa-Gatineau CMA (Ontario portion)									
February 2008	152	2	107	0	0	56	0	0	317
February 2007	123	30	94	0	0	23	0	30	300

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
February 2008	1,637	148	1,189	0	70	1,753	22	195	5,014
February 2007	1,179	193	808	0	42	1,733	71	53	4,079
Ottawa, Vanier, Rockcliffe									
February 2008	84	46	62	0	0	1,374	0	147	1,713
February 2007	68	39	96	0	3	1,321	2	3	1,532
Nepean inside greenbelt									
February 2008	9	2	60	0	0	151	0	0	222
February 2007	9	32	0	0	0	0	0	0	41
Nepean outside greenbelt									
February 2008	336	6	236	0	4	96	0	0	678
February 2007	277	2	215	0	0	138	0	0	632
Gloucester inside greenbelt									
February 2008	37	10	138	0	0	8	14	48	255
February 2007	26	14	16	0	0	128	0	50	234
Gloucester outside greenbelt									
February 2008	167	14	111	0	0	0	8	0	300
February 2007	131	50	82	0	0	26	69	0	358
Kanata									
February 2008	240	26	220	0	2	0	0	0	488
February 2007	114	16	149	0	23	52	0	0	354
Cumberland									
February 2008	236	22	252	0	64	40	0	0	614
February 2007	193	2	135	0	16	68	0	0	434
Goulbourn									
February 2008	354	20	102	0	0	84	0	0	560
February 2007	208	38	95	0	0	0	0	0	341
West Carleton									
February 2008	58	0	8	0	0	0	0	0	66
February 2007	60	0	0	0	0	0	0	0	60
Rideau									
February 2008	33	0	0	0	0	0	0	0	33
February 2007	24	0	0	0	0	0	0	0	24
Osgoode									
February 2008	83	2	0	0	0	0	0	0	85
February 2007	69	0	0	0	0	0	0	0	69
Clarence-Rockland City									
February 2008	45	2	0	0	0	0	2	15	64
February 2007	46	0	0	0	0	0	4	0	50
Russell Township									
February 2008	31	0	0	0	0	14	0	0	45
February 2007	30	4	0	0	0	0	0	0	34
Ottawa-Gatineau CMA (Ontario portion)									
February 2008	1,713	150	1,189	0	70	1,767	24	210	5,123
February 2007	1,255	197	808	0	42	1,733	75	53	4,163

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
February 2008	154	22	93	0	12	20	0	0	301
February 2007	139	16	94	0	0	48	0	0	297
Ottawa, Vanier, Rockcliffe									
February 2008	2	4	0	0	0	0	0	0	6
February 2007	4	0	8	0	0	0	0	0	12
Nepean inside greenbelt									
February 2008	0	0	6	0	12	8	0	0	26
February 2007	0	4	0	0	0	0	0	0	4
Nepean outside greenbelt									
February 2008	36	2	11	0	0	0	0	0	49
February 2007	44	2	23	0	0	48	0	0	117
Gloucester inside greenbelt									
February 2008	5	0	4	0	0	0	0	0	9
February 2007	6	0	6	0	0	0	0	0	12
Gloucester outside greenbelt									
February 2008	14	8	13	0	0	0	0	0	35
February 2007	14	10	13	0	0	0	0	0	37
Kanata									
February 2008	10	0	6	0	0	0	0	0	16
February 2007	19	0	23	0	0	0	0	0	42
Cumberland									
February 2008	29	2	30	0	0	0	0	0	61
February 2007	18	0	21	0	0	0	0	0	39
Goulbourn									
February 2008	33	6	23	0	0	12	0	0	74
February 2007	20	0	0	0	0	0	0	0	20
West Carleton									
February 2008	12	0	0	0	0	0	0	0	12
February 2007	6	0	0	0	0	0	0	0	6
Rideau									
February 2008	0	0	0	0	0	0	0	0	0
February 2007	1	0	0	0	0	0	0	0	1
Osgoode									
February 2008	13	0	0	0	0	0	0	0	13
February 2007	7	0	0	0	0	0	0	0	7
Clarence-Rockland City									
February 2008	5	0	0	0	0	0	0	0	5
February 2007	9	0	0	0	0	0	0	0	9
Russell Township									
February 2008	8	0	0	0	0	0	0	0	8
February 2007	0	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario portion)									
February 2008	167	22	93	0	12	20	0	0	314
February 2007	148	16	94	0	0	48	0	0	306

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
February 2008	30	7	74	0	5	210	4	18	348
February 2007	53	27	62	0	10	80	4	52	288
Ottawa, Vanier, Rockcliffe									
February 2008	1	4	6	0	0	145	1	18	175
February 2007	11	11	3	0	3	29	3	52	112
Nepean inside greenbelt									
February 2008	0	0	3	0	0	22	0	0	25
February 2007	0	4	1	0	0	34	0	0	39
Nepean outside greenbelt									
February 2008	5	0	18	0	4	19	1	0	47
February 2007	3	5	17	0	2	16	1	0	44
Gloucester inside greenbelt									
February 2008	0	0	3	0	0	8	0	0	11
February 2007	3	1	0	0	0	0	0	0	4
Gloucester outside greenbelt									
February 2008	3	0	13	0	0	8	2	0	26
February 2007	3	2	15	0	0	0	0	0	20
Kanata									
February 2008	2	1	9	0	1	1	0	0	14
February 2007	0	4	18	0	5	1	0	0	28
Cumberland									
February 2008	9	0	13	0	0	2	0	0	24
February 2007	5	0	4	0	0	0	0	0	9
Goulbourn									
February 2008	0	2	9	0	0	5	0	0	16
February 2007	7	0	4	0	0	0	0	0	11
West Carleton									
February 2008	3	0	0	0	0	0	0	0	3
February 2007	3	0	0	0	0	0	0	0	3
Rideau									
February 2008	1	0	0	0	0	0	0	0	1
February 2007	3	0	0	0	0	0	0	0	3
Osgoode									
February 2008	6	0	0	0	0	0	0	0	6
February 2007	15	0	0	0	0	0	0	0	15
Clarence-Rockland City									
February 2008	0	0	0	0	0	0	0	0	0
February 2007	0	0	0	0	0	0	0	0	0
Russell Township									
February 2008	3	0	0	0	0	0	0	0	3
February 2007	4	0	0	0	0	0	0	0	4
Ottawa-Gatineau CMA (Ontario portion)									
February 2008	33	7	74	0	5	210	4	18	351
February 2007	57	27	62	0	10	80	4	52	292

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
February 2008	152	20	99	0	14	26	0	0	311
February 2007	139	19	98	0	1	42	0	0	299
Ottawa, Vanier, Rockcliffe									
February 2008	2	2	0	0	0	3	0	0	7
February 2007	4	0	8	0	0	1	0	0	13
Nepean inside greenbelt									
February 2008	0	1	8	0	12	8	0	0	29
February 2007	0	6	0	0	0	4	0	0	10
Nepean outside greenbelt									
February 2008	35	2	16	0	0	0	0	0	53
February 2007	44	1	24	0	0	37	0	0	106
Gloucester inside greenbelt									
February 2008	5	0	4	0	0	0	0	0	9
February 2007	3	0	6	0	0	0	0	0	9
Gloucester outside greenbelt									
February 2008	14	8	10	0	0	0	0	0	32
February 2007	15	10	12	0	0	0	0	0	37
Kanata									
February 2008	10	0	7	0	2	2	0	0	21
February 2007	20	1	25	0	1	0	0	0	47
Cumberland									
February 2008	27	2	30	0	0	0	0	0	59
February 2007	20	0	21	0	0	0	0	0	41
Goulbourn									
February 2008	34	5	24	0	0	13	0	0	76
February 2007	20	1	2	0	0	0	0	0	23
West Carleton									
February 2008	11	0	0	0	0	0	0	0	11
February 2007	6	0	0	0	0	0	0	0	6
Rideau									
February 2008	0	0	0	0	0	0	0	0	0
February 2007	1	0	0	0	0	0	0	0	1
Osgoode									
February 2008	14	0	0	0	0	0	0	0	14
February 2007	6	0	0	0	0	0	0	0	6
Clarence-Rockland City									
February 2008	5	0	0	0	0	0	0	0	5
February 2007	9	0	0	0	0	0	0	0	9
Russell Township									
February 2008	8	0	0	0	0	0	0	0	8
February 2007	0	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario portion)									
February 2008	165	20	99	0	14	26	0	0	324
February 2007	148	19	98	0	1	42	0	0	308

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 1998 - 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381
% Change	-19.8	13.7	18.7	n/a	200.0	-31.6	-67.2	-78.7	-18.2
2002	3,806	314	1,801	0	14	747	189	924	7,796
% Change	8.7	-6.0	16.9	n/a	-89.0	162.1	107.7	171.0	24.7
2001	3,502	334	1,540	0	127	285	91	341	6,251
% Change	0.3	-15.7	13.7	n/a	n/a	**	**	-32.2	8.0
2000	3,492	396	1,355	0	0	30	8	503	5,786
% Change	23.5	60.3	12.5	n/a	-100.0	-76.2	-33.3	n/a	30.1
1999	2,828	247	1,204	0	12	126	12	0	4,447
% Change	25.9	128.7	4.5	n/a	50.0	n/a	50.0	-100.0	23.0
1998	2,246	108	1,152	0	8	0	8	93	3,615

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
February 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007	% Change
Ottawa City	147	114	2	30	107	94	56	53	312	291	7.2
Ottawa, Vanier, Rockcliffe	2	3	0	2	0	4	8	23	10	32	-68.8
Nepean inside greenbelt	1	0	0	16	17	0	48	0	66	16	**
Nepean outside greenbelt	32	27	0	0	23	24	0	0	55	51	7.8
Gloucester inside greenbelt	2	1	0	0	0	0	0	30	2	31	-93.5
Gloucester outside greenbelt	16	25	2	6	0	4	0	0	18	35	-48.6
Kanata	26	8	0	0	15	14	0	0	41	22	86.4
Cumberland	30	14	0	0	41	43	0	0	71	57	24.6
Goulbourn	27	26	0	6	8	5	0	0	35	37	-5.4
West Carleton	4	4	0	0	3	0	0	0	7	4	75.0
Rideau	1	2	0	0	0	0	0	0	1	2	-50.0
Osgoode	6	4	0	0	0	0	0	0	6	4	50.0
Clarence-Rockland City	5	6	0	0	0	0	0	0	5	6	-16.7
Russell Township	0	3	0	0	0	0	0	0	0	3	-100.0
Ottawa-Gatineau CMA (Ontario Portion)	152	123	2	30	107	94	56	53	317	300	5.7

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Ottawa City	283	214	8	38	214	183	305	188	810	623	30.0
Ottawa, Vanier, Rockcliffe	7	7	6	2	0	19	257	148	270	176	53.4
Nepean inside greenbelt	1	1	0	16	26	0	48	0	75	17	**
Nepean outside greenbelt	55	49	0	0	77	59	0	10	132	118	11.9
Gloucester inside greenbelt	4	8	0	0	11	0	0	30	15	38	-60.5
Gloucester outside greenbelt	28	36	2	14	6	32	0	0	36	82	-56.1
Kanata	56	13	0	0	32	14	0	0	88	27	**
Cumberland	42	31	0	0	45	47	0	0	87	78	11.5
Goulbourn	68	47	0	6	14	12	0	0	82	65	26.2
West Carleton	8	8	0	0	3	0	0	0	11	8	37.5
Rideau	2	2	0	0	0	0	0	0	2	2	0.0
Osgoode	12	12	0	0	0	0	0	0	12	12	0.0
Clarence-Rockland City	8	9	0	0	0	0	0	0	8	9	-11.1
Russell Township	1	9	0	2	0	0	0	0	1	11	-90.9
Ottawa-Gatineau CMA (Ontario Portion)	292	232	8	40	214	183	305	188	819	643	27.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007
Ottawa City	107	94	0	0	56	23	0	30
Ottawa, Vanier, Rockcliffe	0	4	0	0	8	23	0	0
Nepean inside greenbelt	17	0	0	0	48	0	0	0
Nepean outside greenbelt	23	24	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	30
Gloucester outside greenbelt	0	4	0	0	0	0	0	0
Kanata	15	14	0	0	0	0	0	0
Cumberland	41	43	0	0	0	0	0	0
Goulbourn	8	5	0	0	0	0	0	0
West Carleton	3	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	107	94	0	0	56	23	0	30

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Ottawa City	214	183	0	0	305	158	0	30
Ottawa, Vanier, Rockcliffe	0	19	0	0	257	148	0	0
Nepean inside greenbelt	26	0	0	0	48	0	0	0
Nepean outside greenbelt	77	59	0	0	0	10	0	0
Gloucester inside greenbelt	11	0	0	0	0	0	0	30
Gloucester outside greenbelt	6	32	0	0	0	0	0	0
Kanata	32	14	0	0	0	0	0	0
Cumberland	45	47	0	0	0	0	0	0
Goulbourn	14	12	0	0	0	0	0	0
West Carleton	3	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	214	183	0	0	305	158	0	30

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market February 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007
Ottawa City	256	238	56	23	0	30	312	291
Ottawa, Vanier, Rockcliffe	2	9	8	23	0	0	10	32
Nepean inside greenbelt	18	16	48	0	0	0	66	16
Nepean outside greenbelt	55	51	0	0	0	0	55	51
Gloucester inside greenbelt	2	1	0	0	0	30	2	31
Gloucester outside greenbelt	18	35	0	0	0	0	18	35
Kanata	41	22	0	0	0	0	41	22
Cumberland	71	57	0	0	0	0	71	57
Goulbourn	35	37	0	0	0	0	35	37
West Carleton	7	4	0	0	0	0	7	4
Rideau	1	2	0	0	0	0	1	2
Osgoode	6	4	0	0	0	0	6	4
Clarence-Rockland City	5	6	0	0	0	0	5	6
Russell Township	0	3	0	0	0	0	0	3
Ottawa-Gatineau CMA (Ontario Portion)	261	247	56	23	0	30	317	300

Table 2.5: Starts by Submarket and by Intended Market January - February 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Ottawa City	505	435	305	158	0	30	810	623
Ottawa, Vanier, Rockcliffe	13	28	257	148	0	0	270	176
Nepean inside greenbelt	27	17	48	0	0	0	75	17
Nepean outside greenbelt	132	108	0	10	0	0	132	118
Gloucester inside greenbelt	15	8	0	0	0	30	15	38
Gloucester outside greenbelt	36	82	0	0	0	0	36	82
Kanata	88	27	0	0	0	0	88	27
Cumberland	87	78	0	0	0	0	87	78
Goulbourn	82	65	0	0	0	0	82	65
West Carleton	11	8	0	0	0	0	11	8
Rideau	2	2	0	0	0	0	2	2
Osgoode	12	12	0	0	0	0	12	12
Clarence-Rockland City	8	9	0	0	0	0	8	9
Russell Township	1	11	0	0	0	0	1	11
Ottawa-Gatineau CMA (Ontario Portion)	514	455	305	158	0	30	819	643

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
February 2008

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007	% Change
Ottawa City	154	139	22	16	105	94	20	48	301	297	1.3
Ottawa, Vanier, Rockcliffe	2	4	4	0	0	8	0	0	6	12	-50.0
Nepean inside greenbelt	0	0	0	4	18	0	8	0	26	4	**
Nepean outside greenbelt	36	44	2	2	11	23	0	48	49	117	-58.1
Gloucester inside greenbelt	5	6	0	0	4	6	0	0	9	12	-25.0
Gloucester outside greenbelt	14	14	8	10	13	13	0	0	35	37	-5.4
Kanata	10	19	0	0	6	23	0	0	16	42	-61.9
Cumberland	29	18	2	0	30	21	0	0	61	39	56.4
Goulbourn	33	20	6	0	23	0	12	0	74	20	**
West Carleton	12	6	0	0	0	0	0	0	12	6	100.0
Rideau	0	1	0	0	0	0	0	0	0	1	-100.0
Osgoode	13	7	0	0	0	0	0	0	13	7	85.7
Clarence-Rockland City	5	9	0	0	0	0	0	0	5	9	-44.4
Russell Township	8	0	0	0	0	0	0	0	8	0	n/a
Ottawa-Gatineau CMA (Ontario Portion)	167	148	22	16	105	94	20	48	314	306	2.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2008

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Ottawa City	376	312	40	34	195	209	44	64	655	619	5.8
Ottawa, Vanier, Rockcliffe	13	25	10	6	4	14	0	0	27	45	-40.0
Nepean inside greenbelt	1	2	4	6	29	0	8	0	42	8	**
Nepean outside greenbelt	107	91	2	2	14	61	24	48	147	202	-27.2
Gloucester inside greenbelt	8	8	0	0	4	10	0	0	12	18	-33.3
Gloucester outside greenbelt	31	25	8	12	13	17	0	0	52	54	-3.7
Kanata	40	37	4	8	44	51	0	0	88	96	-8.3
Cumberland	61	47	2	0	49	51	0	16	112	114	-1.8
Goulbourn	65	36	10	0	38	5	12	0	125	41	**
West Carleton	17	13	0	0	0	0	0	0	17	13	30.8
Rideau	3	3	0	0	0	0	0	0	3	3	0.0
Osgoode	30	25	0	0	0	0	0	0	30	25	20.0
Clarence-Rockland City	26	26	0	0	0	0	0	1	26	27	-3.7
Russell Township	16	7	0	0	0	0	0	0	16	7	128.6
Ottawa-Gatineau CMA (Ontario Portion)	418	345	40	34	195	209	44	65	697	653	6.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007
Ottawa City	105	94	0	0	20	48	0	0
Ottawa, Vanier, Rockcliffe	0	8	0	0	0	0	0	0
Nepean inside greenbelt	18	0	0	0	8	0	0	0
Nepean outside greenbelt	11	23	0	0	0	48	0	0
Gloucester inside greenbelt	4	6	0	0	0	0	0	0
Gloucester outside greenbelt	13	13	0	0	0	0	0	0
Kanata	6	23	0	0	0	0	0	0
Cumberland	30	21	0	0	0	0	0	0
Goulbourn	23	0	0	0	12	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	105	94	0	0	20	48	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Ottawa City	195	203	0	6	44	64	0	0
Ottawa, Vanier, Rockcliffe	4	8	0	6	0	0	0	0
Nepean inside greenbelt	29	0	0	0	8	0	0	0
Nepean outside greenbelt	14	61	0	0	24	48	0	0
Gloucester inside greenbelt	4	10	0	0	0	0	0	0
Gloucester outside greenbelt	13	17	0	0	0	0	0	0
Kanata	44	51	0	0	0	0	0	0
Cumberland	49	51	0	0	0	16	0	0
Goulbourn	38	5	0	0	12	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	1	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	195	203	0	6	44	65	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
February 2008

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007
Ottawa City	269	249	32	48	0	0	301	297
Ottawa, Vanier, Rockcliffe	6	12	0	0	0	0	6	12
Nepean inside greenbelt	6	4	20	0	0	0	26	4
Nepean outside greenbelt	49	69	0	48	0	0	49	117
Gloucester inside greenbelt	9	12	0	0	0	0	9	12
Gloucester outside greenbelt	35	37	0	0	0	0	35	37
Kanata	16	42	0	0	0	0	16	42
Cumberland	61	39	0	0	0	0	61	39
Goulbourn	62	20	12	0	0	0	74	20
West Carleton	12	6	0	0	0	0	12	6
Rideau	0	1	0	0	0	0	0	1
Osgoode	13	7	0	0	0	0	13	7
Clarence-Rockland City	5	9	0	0	0	0	5	9
Russell Township	8	0	0	0	0	0	8	0
Ottawa-Gatineau CMA (Ontario Portion)	282	258	32	48	0	0	314	306

Table 3.5: Completions by Submarket and by Intended Market
January - February 2008

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Ottawa City	594	549	59	64	2	6	655	619
Ottawa, Vanier, Rockcliffe	25	39	0	0	2	6	27	45
Nepean inside greenbelt	22	8	20	0	0	0	42	8
Nepean outside greenbelt	120	154	27	48	0	0	147	202
Gloucester inside greenbelt	12	18	0	0	0	0	12	18
Gloucester outside greenbelt	52	54	0	0	0	0	52	54
Kanata	88	96	0	0	0	0	88	96
Cumberland	112	98	0	16	0	0	112	114
Goulbourn	113	41	12	0	0	0	125	41
West Carleton	17	13	0	0	0	0	17	13
Rideau	3	3	0	0	0	0	3	3
Osgoode	30	25	0	0	0	0	30	25
Clarence-Rockland City	26	27	0	0	0	0	26	27
Russell Township	16	7	0	0	0	0	16	7
Ottawa-Gatineau CMA (Ontario Portion)	636	583	59	64	2	6	697	653

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2008

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
February 2008	3	2.0	26	17.1	69	45.4	28	18.4	26	17.1	152	362,900	399,536
February 2007	3	2.2	7	5.0	71	51.1	43	30.9	15	10.8	139	374,900	414,802
Year-to-date 2008	3	0.8	68	17.8	167	43.8	87	22.8	56	14.7	381	367,500	398,839
Year-to-date 2007	8	2.6	21	6.7	160	51.3	91	29.2	32	10.3	312	370,700	413,037
Ottawa, Vanier, Rockcliffe													
February 2008	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	--	--
February 2007	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
Year-to-date 2008	0	0.0	1	7.7	1	7.7	3	23.1	8	61.5	13	649,900	621,738
Year-to-date 2007	1	4.0	1	4.0	4	16.0	9	36.0	10	40.0	25	485,500	554,352
Nepean inside greenbelt													
February 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Nepean outside greenbelt													
February 2008	0	0.0	8	22.9	18	51.4	4	11.4	5	14.3	35	362,900	372,046
February 2007	0	0.0	4	9.1	21	47.7	15	34.1	4	9.1	44	378,400	395,766
Year-to-date 2008	0	0.0	11	10.2	60	55.6	26	24.1	11	10.2	108	369,150	384,745
Year-to-date 2007	0	0.0	11	12.4	47	52.8	26	29.2	5	5.6	89	371,900	383,303
Gloucester inside greenbelt													
February 2008	0	0.0	0	0.0	3	60.0	1	20.0	1	20.0	5	--	--
February 2007	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2008	0	0.0	0	0.0	5	55.6	3	33.3	1	11.1	9	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
Gloucester outside greenbelt													
February 2008	0	0.0	0	0.0	7	50.0	6	42.9	1	7.1	14	408,900	416,421
February 2007	0	0.0	0	0.0	6	40.0	8	53.3	1	6.7	15	416,500	432,013
Year-to-date 2008	0	0.0	1	3.2	15	48.4	14	45.2	1	3.2	31	397,900	402,367
Year-to-date 2007	1	3.8	1	3.8	11	42.3	12	46.2	1	3.8	26	397,900	413,135
Kanata													
February 2008	0	0.0	1	10.0	6	60.0	3	30.0	0	0.0	10	311,900	347,810
February 2007	0	0.0	0	0.0	17	85.0	3	15.0	0	0.0	20	343,900	358,280
Year-to-date 2008	0	0.0	10	23.8	18	42.9	9	21.4	5	11.9	42	337,150	392,398
Year-to-date 2007	0	0.0	1	2.5	31	77.5	7	17.5	1	2.5	40	343,900	359,603
Cumberland													
February 2008	1	3.7	7	25.9	15	55.6	4	14.8	0	0.0	27	325,900	335,459
February 2007	2	10.0	2	10.0	14	70.0	2	10.0	0	0.0	20	320,700	324,220
Year-to-date 2008	1	1.7	14	24.1	35	60.3	8	13.8	0	0.0	58	326,700	336,825
Year-to-date 2007	4	8.2	4	8.2	34	69.4	6	12.2	1	2.0	49	336,500	341,135
Goulbourn													
February 2008	0	0.0	9	26.5	17	50.0	5	14.7	3	8.8	34	325,775	365,228
February 2007	0	0.0	1	5.0	10	50.0	6	30.0	3	15.0	20	352,450	395,175
Year-to-date 2008	0	0.0	28	41.8	24	35.8	10	14.9	5	7.5	67	314,990	351,514
Year-to-date 2007	0	0.0	3	7.5	23	57.5	10	25.0	4	10.0	40	357,400	383,370

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2008

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
February 2008	1	9.1	0	0.0	2	18.2	2	18.2	6	54.5	11	530,000	511,218
February 2007	0	0.0	0	0.0	0	0.0	4	66.7	2	33.3	6	--	--
Year-to-date 2008	1	6.7	1	6.7	3	20.0	2	13.3	8	53.3	15	530,000	489,020
Year-to-date 2007	0	0.0	0	0.0	0	0.0	9	75.0	3	25.0	12	454,450	476,242
Rideau													
February 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2007	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2008	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	--	--
Year-to-date 2007	0	0.0	0	0.0	4	80.0	1	20.0	0	0.0	5	--	--
Osgoode													
February 2008	1	7.1	0	0.0	1	7.1	3	21.4	9	64.3	14	537,350	547,979
February 2007	1	16.7	0	0.0	2	33.3	2	33.3	1	16.7	6	--	--
Year-to-date 2008	1	2.9	2	5.9	5	14.7	10	29.4	16	47.1	34	478,500	505,724
Year-to-date 2007	2	10.5	0	0.0	6	31.6	7	36.8	4	21.1	19	405,000	649,221
Clarence-Rockland City													
February 2008	1	20.0	1	20.0	3	60.0	0	0.0	0	0.0	5	--	--
February 2007	2	22.2	6	66.7	1	11.1	0	0.0	0	0.0	9	--	--
Year-to-date 2008	6	23.1	11	42.3	9	34.6	0	0.0	0	0.0	26	275,000	282,288
Year-to-date 2007	8	30.8	15	57.7	2	7.7	1	3.8	0	0.0	26	260,550	263,042
Russell Township													
February 2008	2	25.0	2	25.0	3	37.5	1	12.5	0	0.0	8	--	--
February 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	2	14.3	5	35.7	5	35.7	1	7.1	1	7.1	14	302,250	326,757
Year-to-date 2007	0	0.0	3	33.3	4	44.4	2	22.2	0	0.0	9	--	--
Ottawa-Gatineau CMA (Ontario portion)													
February 2008	6	3.6	29	17.6	75	45.5	29	17.6	26	15.8	165	360,000	392,560
February 2007	5	3.4	13	8.8	72	48.6	43	29.1	15	10.1	148	363,900	405,607
Year-to-date 2008	11	2.6	84	20.0	181	43.0	88	20.9	57	13.5	421	355,900	389,244
Year-to-date 2007	16	4.6	39	11.2	166	47.8	94	27.1	32	9.2	347	363,900	399,702

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units February 2008						
Submarket	Feb 2008	Feb 2007	% Change	YTD 2008	YTD 2007	% Change
Ottawa City	399,536	414,802	-3.7	398,839	413,037	-3.4
Ottawa, Vanier, Rockcliffe	--	--	n/a	621,738	554,352	12.2
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	372,046	395,766	-6.0	384,745	383,303	0.4
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	416,421	432,013	-3.6	402,367	413,135	-2.6
Kanata	347,810	358,280	-2.9	392,398	359,603	9.1
Cumberland	335,459	324,220	3.5	336,825	341,135	-1.3
Goulbourn	365,228	395,175	-7.6	351,514	383,370	-8.3
West Carleton	511,218	--	n/a	489,020	476,242	2.7
Rideau	--	--	n/a	--	--	n/a
Osgoode	547,979	--	n/a	505,724	649,221	-22.1
Clarence-Rockland City	--	--	n/a	282,288	263,042	7.3
Russell Township	--	--	n/a	326,757	--	n/a
Ottawa-Gatineau CMA (Ontario Portion)	392,560	405,607	-3.2	389,244	399,702	-2.6

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion) February 2008

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2007	January	773	17.3	1,260	1,812	1,963	64.2	260,898	6.1	263,818
	February	1,046	4.4	1,235	1,880	1,948	63.4	264,928	5.7	268,546
	March	1,318	-1.4	1,220	2,407	1,960	62.2	274,585	7.4	272,496
	April	1,569	6.8	1,241	2,390	1,877	66.1	277,335	5.4	271,337
	May	1,867	10.9	1,295	2,571	1,904	68.0	276,379	6.2	268,305
	June	1,666	2.6	1,266	2,197	1,907	66.4	279,361	7.3	274,135
	July	1,467	17.0	1,292	2,003	1,923	67.2	269,793	6.0	270,073
	August	1,331	5.6	1,239	1,880	1,901	65.2	267,765	2.0	270,459
	September	1,128	2.5	1,251	1,798	1,866	67.0	273,805	7.1	275,477
	October	1,074	4.5	1,204	1,666	1,863	64.6	275,184	6.1	277,039
	November	903	1.3	1,149	1,291	1,835	62.6	271,867	4.5	277,490
	December	597	-14.0	1,087	582	1,530	71.0	276,839	11.1	290,525
2008	January	664	-14.1	1,126	1,628	1,821	61.8	285,736	9.5	281,913
	February	1,001	-4.3	1,134	1,842	1,811	62.6	283,199	6.9	286,377
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2007	3,137	4.6		6,099			267,992	6.4	
	Q1 2008	N/A			N/A			N/A		
	YTD 2007	1,819	9.5		3,692			263,215	5.8	
	YTD 2008	1,665	-8.5		3,470			284,211	8.0	

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[1]Source: CREA

Table 6: Economic Indicators
February 2008

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 1997=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2007	January	679	6.50	6.65	161.0	108.5	466	5.7	69.6	860
	February	679	6.50	6.65	161.0	109.6	469	5.3	69.8	859
	March	669	6.40	6.49	161.3	110.7	473	5.2	70.3	867
	April	678	6.60	6.64	161.3	111.1	479	5.3	71.2	870
	May	709	6.85	7.14	161.5	111.5	480	5.4	71.5	878
	June	715	7.05	7.24	161.6	111.1	483	5.6	72.1	886
	July	715	7.05	7.24	161.7	111.1	489	5.3	72.7	888
	August	715	7.05	7.24	162.0	110.9	494	5.2	73.3	904
	September	712	7.05	7.19	162.3	110.9	498	5.0	73.7	918
	October	728	7.25	7.44	162.3	110.7	499	4.8	73.6	934
	November	725	7.20	7.39	162.3	110.9	501	4.6	73.6	931
	December	734	7.35	7.54	162.3	110.8	498	4.5	73.1	931
2008	January	725	7.35	7.39	164.2	110.4	497	4.4	72.8	933
	February	718	7.25	7.29			494	4.6	72.5	930
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), CREA (MLS®), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2001 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2001 Census area definitions.

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